

Zoning and Platting Commission Summary

ZONING CASE: C14-2018-0002 Delwau Campgrounds

REQUEST:

C14-2018-0002 – District 1 – Conduct a public hearing and approve an ordinance amending City Code Title 25 by rezoning property locally known as 7715 Delwau Lane (Colorado River Watershed) from single family residence standard lot (SF-2) district zoning to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning and commercial liquor sales-mixed use-conditional overlay (CS-1-MU-CO) combining district zoning. Staff Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning and commercial liquor sales-mixed use-conditional overlay (CS-1-MU-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning and commercial liquor sales-mixed use-conditional overlay (CS-1-MU-CO) combining district zoning, with conditions. Owner/Applicant: Delwau LLC (Adam Zimmerman). Agent: South Llano Strategies (Glen Coleman). City Staff: Heather Chaffin, 512-974-2122.

DISTRICT: 3

DATE: June 5, 2018

ZONING AND PLATTING COMMISSION ACTION:

Motion by Commissioner Lavani, seconded by Commissioner Aguirre to grant general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district zoning and commercial liquor sales-mixed use-conditional overlay (CS-1-MU-CO) combining district zoning, with conditions.

Conditions recommended by Zoning and Platting Commission include:

1. Development of the site must comply with the Neighborhood Traffic Analysis (NTA) memorandum, as recommended by Staff;
2. To grant mixed use on both the CS-MU-CO and CS-1-MU-CO tract;
3. To prohibit all land uses on both the CS-MU-CO and CS-1-MU-CO tracts except:
 - a. On both tracts, the following uses shall be permitted: campground, limited restaurant (no larger than 5,000 s.f.), convenience sales (no larger than 5,000 s.f.), religious assembly, telecommunications tower, local utility services, family home, group home class I- general, group home class I- limited, and group home class II.
 - b. On the CS-1-MU-CO tract, cocktail lounge shall be a permitted land use. A building for this land use shall be no larger than 600 s.f.

VOTE: 7-1-2. Commissioner Greenberg- Nay; Commissioners Kiolbasa and King- Abstain; Commissioner Breithaupt- Absent.